

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING  
MAY 8, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 8, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Pendakur,  
Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of Grade 11 students from the Fort Nelson Secondary School, Fort Nelson, B. C.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,  
SECONDED by Ald. Pendakur,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated May 1, 1973, be adopted, after changing part (d) of the resolution on page 15 respecting development in Gastown Area, to read:

"subject to prior report of the City Engineer on this proposed experiment".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
SECONDED by Ald. Bowers,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND COMMUNICATIONS OR PETITIONS

1. 1972 Financial Statements and Auditors' Report to Council

Mr. R.F. Gardiner, Partner in firm of Riddell, Stead & Co., Chartered Accountants and the City's External Auditors, spoke to the auditors' report in regard to the 1972 financial statements of the City.

MOVED by Ald. Rankin,

THAT the External Auditors' Report and the 1972 Financial Statements submitted by Riddell, Stead & Co., be received.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS

1. P.C. 229 Honeybourn, B:  
Legal Expenses

The Council further considered report of the Corporation Counsel under date of April 27, 1973, setting out the following resolution of the Board of Police Commissioners:

"THAT the account of Mr. G.L. Murray, Q.C. and Mr. H.J. McGivern in the amount of \$1,500.00 for professional services rendered in connection with the defence of P.C. 229 Honeybourn, B. on a charge of Criminal Negligence be submitted to City Council with a recommendation for payment under the provisions of Section 472 of the Vancouver Charter".

The Corporation Counsel stated he felt if the account were taxed it would be found to be reasonable and allowed by the Taxing Officer.

At the last meeting the Council deferred the matter to allow members of Council an opportunity of reading the Judgment in the case.

MOVED by Ald. Linnell,

THAT these legal expenses be approved pursuant to the resolution of the Police Commission.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin voted against the motion)

2. Report of Standing Committee of Council on Social Services, April 12, 1973

The Council considered the following clauses in this report which were deferred at the May 1st Council for consideration this day:

- Clause 1: Greater Vancouver Mental Health Project
- Clause 3: Grant Request - Helping Hand Council
- Clause 4: Dunbar-West Point Grey Youth Problem
- Clause 5: Integration of Provincial Social Service Workers with City Social Service Workers

MOVED by Ald. Rankin,

THAT the Committee's recommendation in clause 1 of the report be adopted and Clauses 3, 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

(The recommendations in clause 2 of the above report were deferred on May 1, 1973, pending a report from the Director of Social Planning in respect of a grant to the organization)

MOVED by Ald. Rankin,

THAT the information report from the Medical Health Officer dated April 19, 1973, in respect of Clause 1 regarding Greater Vancouver Mental Health Project, be received.

- CARRIED UNANIMOUSLY

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

- (a) Development Permit Application: 755 E. 49th Ave.  
B.C. Telephone Company
- (b) Kerrisdale Beautification Project
- (c) 1973 Cultural Grants

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COMMUNICATIONS OR PETITIONS (cont'd)

2. ASPO Conference:  
Vancouver (1975)

The Council noted a communication dated April 27, 1973, from the Community Planning Association of Canada (B.C. Division) advising that the Community Planning Association of Canada and the American Society of Planning Officials will hold a joint National Planning Conference in Vancouver in April, 1975.

MOVED by Ald. Linnell,

THAT the Council re-affirm its support of this Conference and the Mayor be requested to name a member of Council to liaison with the Conference Organization Committee.

- CARRIED UNANIMOUSLY

3. Grant Request:  
Bach Choir

A communication was noted from the Bach Choir dated May 7, 1973 requesting an opportunity to appear before Council in support of its grant request and be heard at a future Council meeting.

MOVED by Ald. Hardwick,

THAT the delegation be heard at a convenient time to be arranged.

- CARRIED UNANIMOUSLY

4. Site for West End  
Community Centre

Alderman Bowers reported as follows:

"Following the direction given by Council on April 13, a meeting was held on May 2 at the School Board offices to discuss the claim of the Board that they are entitled to compensation for the difference in value of the site now owned by the Board and designated for the Community Centre, and that now owned by the city and designated for school playing fields.

Present at that meeting were

Art Phillips, Mayor	Peter Bullen, Chairman V.S.B.
Fritz Bowers, Alderman	Kathrine Mirhady, Trustee
Peter Leckie, Director of Finance	Jack Robertson, Secretary-Treasurer

Agreement was reached on the following points:-

1. We would not discuss the amount of the difference in value, but only the principle of whether compensation is required.
2. Whenever there is an outright transfer of land from one body to the other, this should be at full market value, reflecting the zoning of the land involved.  
(This has been the practice in the past - e.g. Champlain Heights, new Mount Pleasant etc. - and should be continued. When the School Board purchases land from the city, half the value is recovered from the provincial government. Continuation of this policy in the future may be jeopardised by an indiscriminate application of the proposed "Public Use Zone" to all school board land.)
3. The exchange of sites in the King George School / West End Community Centre location need not be viewed as involving two outright transfers.  
It is an exchange of sites for mutual convenience and benefit.  
The Community Centre would be used by the school and would contain a common library.
4. A useful precedent for this transaction can be found in the location of a Community/School pool on the site of Lord Byng school, without any compensation being paid to the School Board for the use of their land, but with the guarantee that if the school ever needed to acquire additional land, the city is obligated to purchase an equivalent acreage.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Site for West End  
Community Centre (cont'd)

In the case of the King George school, the city representatives argued that here a Community Centre is being placed on school property - in part for the benefit of the school - and at the same time the school is being reimbursed with the equivalent acreage. By this argument, no compensation is required.

5. Nonetheless, it was agreed that the Board by this transfer would lose potential future value. In the unlikely eventuality of the complex ceasing operation, the Board would then own a less valuable site to sell than if the transfer had not taken place.
6. To recognize (5), and to keep alive the principle enunciated in (2), it was agreed to explore the following possibility:  
that there be no transfer of property between the two bodies, but that a cross-lease be arranged (for \$1), whereby the Board leases its land for the Community Centre, and the city lease its site to the Board for playing fields, - in each case for some suitable period (50 years ?)
7. Both parties are confident that an amicable arrangement can be reached, perhaps along the lines of (6), and wish to ensure
  - that there be no delay in the calling of tenders for the project
  - that the sums available for the construction of the project be not reduced by any hypothetical difference in site values."

MOVED by Ald. Bowers,

THAT the foregoing report be received; the appropriate officials explore the possibility of a cross-lease as suggested in the report and the calling of tenders for the project proceed as scheduled.

- CARRIED UNANIMOUSLY

Conference of Mayors of  
Major Cities

The Mayor submitted for Council information, a copy of a brief presented by him at the Toronto Conference of Mayors held May 7, 1973.

The brief concluded as follows:

"The course of action that should be followed by the municipalities is clear. We should support our provincial governments in their efforts to press the Federal Government for greater decentralization of authority and tax resources in Canada. Only in this way can the three levels of government in Canada come closer to living up to the expectations of Canadians".

(A copy of the brief is on file in the City Clerk's Office)

MOVED by Ald. Hardwick,

THAT the information from the Mayor be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION  
General Report, May 4, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing clauses 1 to 6 identified as follows:

- Clause 1: Closure of Portion of the S/S Powell Street, West of Dunlevy, North 7 feet of Lot 8, Block 55, D.L. 196, Plan 196
- Clause 2: Closure of Portion of the lane North of 27th East of Glen Drive, North 20 ft. of Lot 7, Subdivision 'C' & 'D', Block 19, D.L.'s 391 and 392, Plan 380
- Clause 3: Installation of Water Main, Laurel Street, South of S.W. Marine Drive, 1972 Capital Budget
- Clause 4: Water Main Installation - 1972 Capital Budget
- Clause 5: Proposed Decorative Planters fronting 3346, 3354, 3356, 3364 Cambie Street
- Clause 6: Pollution of Still Creek - Survey

MOVED by Ald. Hardwick,  
THAT the recommendations of the Board of Administration and officials, contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

FIRE AND TRAFFIC MATTERS

Fire Protection on Burrard Inlet Waterfront

In considering this clause in which a report is set out from the City Engineer and the Fire Chief, the Council noted the officials propose that the study by the City Engineer and Fire Chief of improved access and waterworks for fire fighting purposes be deferred pending outcome of the studies by the Waterfront Committee.

MOVED by Ald. Pendakur,  
THAT the above deferment proposal be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report of the Board of Administration containing clauses 1 to 7, and took action as follows:

Grant Equal to Taxes:  
Vancouver Neurological Centre (Clause 1)

In considering this clause a letter from the Vancouver Neurological Centre under date of January 22, 1973, in support of their grant request, was noted.

MOVED by Ald. Rankin,  
THAT this clause be referred back to the Director of Finance for report on the matter of granting exemption on that portion of the property which is not commercial.

- CARRIED UNANIMOUSLY

Temporary Assignment:  
Computer Programmer (Clause 2)

MOVED by Ald. Gibson,  
THAT the recommendations of the Board of Administration and Director of Planning and Civic Development contained in this clause be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Block 52 Parking Garage (Clause 3)

MOVED by Ald. Gibson,  
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

(The Mayor instructed that when the April report on the operation of this garage is submitted, background details in respect of this garage operation be submitted)

Grant Request:  
1973 National Wheelchair Games (Clause 4)

MOVED by Ald. Bowers,  
THAT, in respect of this grant request, the application be received.

- CARRIED UNANIMOUSLY

Grant: Festival of Forestry (Clause 5)

MOVED by Ald. Rankin,  
THAT the request to hear a delegation from the Festival of Forestry be granted.

- CARRIED

(Alderman Bowers voted against the motion)

National Council of the Metropolitan Opera:  
Grant equal to Rental of QE Theatre (Clause 6)

MOVED by Ald. Pendakur,  
THAT in respect of this grant request, the application be received.

- CARRIED UNANIMOUSLY

City Prosecutor's Department:  
Filing System (Clause 7)

MOVED by Ald. Rankin,  
THAT the recommendations of the Board of Administration and the Administrative Analyst contained in this clause be approved.

- CARRIED UNANIMOUSLY

(At this point Alderman Gibson left the proceedings)

PROPERTY MATTERS

The Council considered this report containing clauses identified as follows:

- Clause 1: Britannia Community Services Centre  
1537 Parker Street: Expropriation
- Clause 2: Acquisition for Britannia Community  
Services Centre Site: 1068 to 1072 McLean Dr.
- Clause 3: Acquisition for Replotting S.E. Sector  
3252 S.E. Marine Drive
- Clause 4: Acquisition for Britannia Community  
Services Centre Site: 1175 - 85 Woodland
- Clause 5: Sale of City-owned Land: Proposed B.C.  
Hydro Substation Site, 49th Avenue & Boundary
- Clause 6: Demolitions

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

PROPERTY MATTERS (cont'd)

The Council took action on this report as follows:

MOVED by Ald. Linnell,  
THAT the recommendations of the Board of Administration and Supervisor of Property & Insurance contained in Clauses 1 to 4 inclusive be approved and Clause 6 received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,  
THAT consideration of Clause 5 of the report be deferred pending a report explanation, either from the B.C. Hydro and Power Authority or the City Engineer, on the B.C. Hydro plans for the area in addition to the actual design of the facility.

- CARRIED UNANIMOUSLY

B. DEPARTMENT REPORT

V. & L.I. Railway False Creek (South Shore)  
Bridge Crossing Oak Street North of 6th Avenue

MOVED by Ald. Hardwick,  
THAT the recommendation of the City Engineer contained in this report (Works and Utility matters), be approved.

- CARRIED UNANIMOUSLY

C. Police Program of Removal of Unlicensed Vehicles from City Streets and Lanes

The Board of Administration, under date of May 4, 1973, submitted the following report:

' Your Board has received the following report from the Supervisor of Property & Insurance Division and the Administrative Analyst:

"The Superintendent of Administrative Services - Police Department, has advised that a program of removing all unlicensed vehicles from City streets and lanes is to be undertaken immediately. It is estimated that there are approximately 2,000 such vehicles now on City streets or lanes.

The contract with Buster's Auto Towing Service Limited makes provision for that Company to remove vehicles at the request of members of the Vancouver City Police Force. However, the present storage facilities operated by the Company will not accommodate the vehicles expected to be removed by this program and therefore the Company have requested the use of approximately 1.5 acres of property located at the foot of Willow Street on False Creek.

It is anticipated that the program of removal will take approximately four months to complete. The property would therefore be required from May 15 to approximately September 30, 1973.

The Supervisor of Property & Insurance advises that the rental would normally be in the range of \$350 per month. The representative of the Company has requested the use of the property at no cost as the program has been initiated by the City and involves the Company in additional expense with minimal chance of recovery of impounding fees. It is anticipated that of the 2,000 cars on the street, that 1,300 of them will be removed and of this number approximately 1,200 of them will ultimately be sent to the Scrap Yard with little or no salvage value.

In view of the fact that the program will clear the streets of these abandoned vehicles with a general benefit to the citizens, it is proposed that a nominal rental charge of \$100 for the period required for the program be charged to the Company and a contract be written to the satisfaction of Corporation Counsel to indemnify the City from any liability or claims arising from the use of the site for this purpose.

The foregoing is submitted for consideration of City Council."

YOUR BOARD submits the above for consideration.'

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Police Program re Removal of  
Unlicensed Vehicles (cont'd)

The Corporation Counsel suggested that the sixth paragraph of the foregoing report should be re-worded as follows:

"In view of the fact that the program will clear the streets of these abandoned vehicles with a general benefit to the citizens, it is proposed that a nominal rental charge of \$100 for the period required for the program be charged to the Company and that the Company produce adequate public liability insurance covering the operation of the lot".

MOVED by Ald. Rankin,  
THAT consideration of this report be deferred one week and in the meantime the Board of Administration furnish to Council information as follows:

- (a) what is the salvage value, if any, of the 1300 vehicles referred to in the report,
  - (b) what are the terms of the present contract with Buster's Auto Towing Service Limited and particularly, pertinent contract information which may have a bearing on the consideration of this report; the Board of Administration having the authority to report such detail to the Council 'In Camera' if considered advisable.
- (amended)

MOVED by Ald. Harwick, in amendment,  
THAT the following be added as (c) to the Motion of Ald. Rankin:

"what suitable fencing would be required to screen the lot from nearby public areas".

- CARRIED UNANIMOUSLY

The motion, as amended and reading as follows, was put and CARRIED  
UNANIMOUSLY

"THAT consideration of this report be deferred one week and in the meantime the Board of Administration furnish to Council information as follows:

- (a) what is the salvage value, if any, of the 1300 vehicles referred to in the report,
- (b) what are the terms of the present contract with Buster's Auto Towing Service Limited and particularly, pertinent contract information which may have a bearing on the consideration of this report; the Board of Administration having the authority to report such detail to the Council 'In Camera' if considered advisable,
- (c) what suitable fencing would be required to screen the lot from nearby public areas."

D. (i) Adoption of 1970 National Building Code

The City Building Inspector submitted the following report under date of May 4, 1973:

"On October 17, 1972, Council considered a report prepared by the City Building Inspector which included a draft Building By-law prepared by the Law Department. The Building Inspector's report concluded with five recommendations which were:

- (1) That the Corporation Counsel be instructed to bring forward the attached By-law as soon as possible.
- (2) That the effective date of the By-law be 90 days after the passing thereof.

cont'd....



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Adoption of 1970 National Building Code (cont'd)

(3) That proposed staff additions as follows be approved:

- 3 Structural Engineers I (If suitable candidates available, two of these positions could be filled by Plan Checkers).
- 1 Plan Checking Assistant I
- 4 Building Inspectors I
- 1 Plumbing Inspector I
- 1 Clerk-Typist II

(4) That the scale of permit fees be increased to cover the added costs.

(5) If Council approves Item (3), an estimate of the cost of providing the necessary accommodation to be reported at a later date.

The Board recommended that Recommendation (1) of the City Building Inspector be adopted.

And further recommended that the report of the City Building Inspector be laid on the table for two calendar months to enable representations to be received from the Industry.

On October 17, 1972, Council passed the following resolution:

'THAT the recommendations of the Board of Administration contained in the Board report of October 13, 1972, re National Building Code 1970, be approved and the matter, therefore, laid on the table accordingly for two months to enable representations to be received from the industry.'

Copies of the report of October 13, 1972, are attached.

The recommendation concerning additional staff was approved on December 19, 1972.

On December 18, 1972, the City Building Inspector prepared a brief report indicating to whom copies of the material had been sent and what organizations had replied, stating that since further replies were expected the main report would be submitted later.

The Building Inspector reports further as follows:

Submissions from Industry and Building Inspector's Comment

Submissions have now been received from the following:

- Social Planning & Review Council of B.C. (S.P.A.R.C.) - Separate re Design standards for Handicapped. report on this item.
- Paine & Associates, Architects
- D.W. Thomson & Co.
- Central Mortgage & Housing Corporation
- Amalgamated Construction Association
- The Consulting Engineers' Division of the Association of Professional Engineers of B.C.
- Vancouver School Board
- Architectural Institute of B.C.
- Real Estate Board of Greater Vancouver

The comments of the organizations are tabulated in Appendix "A" with added comments by the Building Inspector. There are three main points made in the comments, namely:

1. A Board of Appeal should be set up.
2. The proposed changes to Part 9 (dealing with quality control) are questioned.
3. Certification by Architects or Professional Engineers would eliminate checking by City staff.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Adoption of 1970 National Building Code  
(cont'd)

**(1) A Board of Appeal with respect to the Building  
By-law should be set up**

It is the opinion of the City Building Inspector that the Building By-law should not be subject to appeal. The By-law is comprised of regulations, most of which relate to safety and as such should not be subject to appeal. It would not be proper for example, for a board to rule in favour of an applicant who wants to reduce the assumed design loads or to increase allowable stresses in materials. Yet this could occur if such board had power to vary any clause in the Building By-law. Less obvious but equally important, such board should not have the power to reduce requirements relating to means of egress or fire protection. If it becomes apparent that the By-law should be changed, Council can amend it with little loss of time.

With respect to new methods and materials, there is flexibility in the By-law whereby the Building Inspector can allow such use if the applicant can demonstrate that the proposed equivalents will provide the level of performance required by the By-law. The Building Inspector who is motivated primarily by safety considerations is likely to make a sounder decision than a Board with a variety of motivations.

It is suggested that such Board should interpret the By-law. This is considered inappropriate since interpretation is the responsibility of the City's Law Department. Obviously the Building Inspector rules on many matters on a day to day basis. If an applicant feels the Law Department is wrong, he can have the matter resolved in the courts. If parts of the By-law are ambiguous, making interpretation difficult, Council can amend the By-law to make it clear and in such case interpretation would become academic.

These matters have been discussed with the Corporation Counsel and it is pointed out that the City could be found liable if a disaster resulted from a poor decision of such board. Furthermore, the Corporation Counsel points out the present enabling legislation would not permit such appeal board.

**(2) Two submissions question the proposed changes to Part 9**

The deletions and changes to Part 9 were recommended by a committee set up by the Greater Vancouver Regional District Board and were approved by that body. The changes and deletions were proposed primarily because these regulations relate to quality control. For example, there are detailed regulations for plaster wall covering, drywall, plywood, hardboard etc. There are similar regulations with respect to floor covering. These parts of a house can be seen by a prospective owner or tenant of a house prior to purchase or rental. It is not considered a valid subject for control by by-law.

Reference is made to the submission by the Real Estate Board. They argue that the changes should not be made, referring to specific items. Attached hereto is Appendix 'B' which gives the reasons of the Regional Board Committee for proposing the changes and deletions.

**(3) Certification by Architects or Professional Engineers**

Two submissions suggest that Architects or Professional Engineers could certify that a building design complies with the Building By-law. It is argued that the City staff would therefore not have to check such plans. Experience shows that many designs by Architects and Professional Engineers fail to meet the Building By-law in such matters as occupancy requirements, means of egress, fire separations, fire walls, spatial separations, flame-spread characteristics etc. In fact, apart from minor alterations, it is rare if ever that drawings for a proposed development comply with the Building By-law in all respects. I do not agree with the proposal.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Adoption of 1970 National Building Code  
(cont'd)

The other points made in the submissions are summarized in Appendix 'A'. Copies of the letters received are in the City Clerk's office and are available to any member of Council.

In the preparation of the draft By-law, two subjects were inadvertently omitted. In the present By-law there is a section dealing with numbering of buildings and a subsection requiring an applicant for a permit for an apartment building or any building estimated to cost \$100,000 or greater to obtain building grades from the City Engineer and show them on his drawings. It is proposed to add these sections to the By-law to be brought forward by the Corporation Counsel.

RECOMMENDATIONS:

I recommend that:

1. Corporation Counsel be instructed to bring forward the revised By-law for adoption by City Council.
2. The effective date of the By-law be 90 days after adoption.
3. The scale of permit fees be increased to cover added costs."

(Attachments referred to above are  
on file in City Clerk's Office)

MOVED by Ald. Massey,  
THAT the recommendations of the Building Inspector set out at the conclusion of the report be approved.

- CARRIED UNANIMOUSLY

D.(ii) Proposed Requirements in Building  
By-law for the Handicapped

In connection with this report submitted by the Building Inspector under date of May 4, 1973, it was noted the Social Planning and Review Council of B.C. wish to appear as a delegation.

MOVED by Ald. Hardwick,  
THAT the foregoing delegation request be granted.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee of Council  
on Civic Development, April 19, 1973

MOVED by Ald. Hardwick,  
THAT this report of the Standing Committee on Civic Development dated April 19, 1973, in respect of Vancouver:Outside Downtown, be received for information.

- CARRIED UNANIMOUSLY

F. Acquisition of Leasehold Interest:  
Whole of Second Floor of Building  
known as 517 - 519 Hamilton Street

The Board of Administration, under date of May 7, 1973, submitted the following report:

The Supervisor of Property and Insurance reports as follows:-

"Council May 1st, 1973 considered a report from the Director of Welfare & Rehabilitation, who reported that because of flooding from the hotel on the second floor of 517 - 519 Hamilton Street, that the City staff of the Single Men's Unit on the main floor had temporarily been relocated to the Pacific Hostel.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Acquisition of Leasehold Interest:  
517 - 519 Hamilton Street (cont'd)

Council authorized the Supervisor of Property and Insurance to purchase and take over the lease of the second floor and negotiations with the lessee, Ralph Sidney Moslin, have produced the following recommended settlement:-

1. R.S. Moslin to assign to the City the lease dated February 1st, 1972 between Consolidated Holding Co. Ltd. (lessor) and Harilal Thakorlal - assigned to R.S. Moslin on September 12th, 1972. The lease is for 8 years as of February 1st, 1972 at a rental of \$750.00 per month plus 50% of any increase in taxes over the base year of 1972 subject to rental review in 1975 and 1978.
2. Purchase price of the leasehold interest \$10,500.00, and includes business disruption, all blankets, linen, etc., plus furnishings, (subject to 3(a) below).
3. City to assume obligations (except arrears) contracted by H. Thakorlal or R.S. Moslin under the following agreements:-
  - (a) Conditional lease agreement dated April 25th, 1972 between H. Thakorlal and North American Business Equipment Ltd. for furniture as detailed on attached Schedule "A". The agreement indicates a sale price of \$4,699.29 and provides for 60 payments of \$122.37 per month.
  - (b) Display rental agreement dated February 29th, 1972 between H. Thakorlal and Neon Products Ltd. for a neon sign. The agreement provides for 60 payments of \$13.00 per month as of February, 1972.
  - (c) Chemical spray contract dated March 16th, 1973 between B.C. Chemical Sprayers Ltd. and R.S. Moslin which provides for 12 payments of \$12.00 per month.

In the body of the report of April 30th, 1973 to Council, it was recommended that the hotel be cleared of tenants to eliminate a repetition of water damage. In view of the urgency of the situation, the lessee has been instructed to give all his tenants notice to vacate by May 31st latest.

This decision to discontinue the hotel operation effects the residents in the hotel, the 3 agreements (3(a), 3(b) and 3(c) and revenue to the lessee during May, 1973, and to cover this situation an additional 3 items are recommended as part of the settlement:-

4. The lessee is to padlock each room as it becomes vacant and the City is to pay \$1,600.00 cash less any rentals collected for the period May 1st - May 31st, 1973.
5. Two of the tenants are entitled to 30 days' notice and the City is to absolve the lessee of any liability which he may occasion by requiring them to vacate by May 31st, 1973, i.e., 26 days' notice.
6. In addition, Mr. Moslin has stipulated the following as a condition of settlement:  
The City to absolve the lessee of any liability for damage caused to the main floor ceiling by the recent flooding.

The damage, as per (6) above, is considered by the Property & Insurance Office to be less than \$1,000.00, and Corporation Counsel has stated that it is in any case questionable whether the lessee can be held liable.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Acquisition of Leasehold Interest:  
517 - 519 Hamilton Street (cont'd)

In regard to the residents, the Supervisor of Property and Insurance will within established policy provide such assistance as is required to help the tenants relocate. There are no children resident and all the occupants are reported to be young people with the exception of 3 persons, who are over 60 years of age.

RECOMMENDED that the City acquire the leasehold interest of the second floor of 517 - 519 Hamilton Street for the sum of \$10,500.00, subject to the aforementioned conditions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

MOVED by Ald. Pendakur,

THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance contained in the above report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

SECONDED by Ald. Linnell,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE  
AND SALE OF DEBENTURES IN THE AGGREGATE  
PRINCIPAL AMOUNT OF \$967,163.38

MOVED by Ald. Bowers,

SECONDED by Ald. Volrich,

THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$967,163.38 in lawful money of Canada for certain pavement, curb and gutter and sidewalk projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

SECONDED by Ald. Volrich,

THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

SECONDED by Ald. Volrich,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, May 8, 1973 . . . . . 14

BY-LAWS (cont'd)

By-law to Contract a Debt by the  
issue and sale of debentures (cont'd)

MOVED by Ald. Bowers,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the By-law be read third time and the Mayor and City  
Clerk be authorized to sign same and affix thereto the Corporate  
Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

2. BY-LAW TO VARY CERTAIN PROPOSED PROJECTS FOR  
WHICH THE CITY OF VANCOUVER MAY BORROW CERTAIN  
MONIES IN ANY OF THE YEARS 1971 to 1975 INCLUSIVE  
WITHOUT THE ASSENT OF THE ELECTORS (KERRISDALE  
ARENA REPAIRS)

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT leave be given to introduce a By-law to vary certain  
proposed projects for which the City of Vancouver may borrow certain  
monies in any of the years 1971 to 1975 inclusive without the assent  
of the electors, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT Council do resolve itself into Committee of the Whole to  
consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,  
THAT the By-law be read a third time and the Mayor and City  
Clerk be authorized to sign same and affix thereto the Corporate  
Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes  
1390 East 37th Avenue

MOVED by Ald. Rankin,  
SECONDED by Ald. Pendakur,  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

- 1. East 7 feet of amended Lot 12, Block 7, District Lot 700 Group 1, New Westminster District, Plan 1522 (see 45460-L)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Expropriation: 1537 Parker Street  
Britannia Community Services Centre

MOVED by Ald. Rankin,  
SECONDED by Ald. Pendakur,  
THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

- Lot 19, Block 24, District Lot 264A, Group 1, New Westminster District, Plans numbered 378 and 1771

pursuant to its powers under section 204(j)(viii) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Semi-annual Billing and Collection:  
Property Taxes

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Volrich,  
THAT WHEREAS,

- (1) The City of Vancouver presently bills property taxes on an annual basis;

- (2) There would be distinct financial advantage to the City in billing and collecting taxes on a twice-yearly basis, in the following respects:

NOTICE OF MOTION (cont'd)

Semi-annual Billing and  
Collection: Property Taxes (cont'd)

- (a) It would avoid the need to borrow funds on a temporary basis each year and thus avoid the cost of such borrowing;
- (b) It would bring funds to the City treasury at an earlier date and allow the City to earn interest on a substantial part of the said funds;

(3) The said financial advantages would far outweigh the additional administrative costs;

THEREFORE BE IT RESOLVED THAT an appropriate by-law be brought forward to provide, commencing in the taxation year 1975, for the billing and collection of property taxes on a twice-yearly basis, namely, one-half of such taxes on the 1st day of February of each year based on the amount of the preceding year's taxes, and the remainder on the 1st day of July of each year as determined by the tax levy approved by Council, and

FURTHER THAT the matter be referred to the Director of Finance and Board of Administration for report.

(Notice)

ENQUIRIES AND OTHER MATTERS

<u>Alderman Linnell - Clean-up Week</u>	referred to the school promotional clean-up program in cooperation with the City's clean-up week as being carried out effectively through the school system.
---	--

<u>Alderman Hardwick - Accommodation Downtown Area: Provincial Government Employees</u>	referred to reports of accommodation arrangements for a large number of Provincial Government employees for such agencies as the new insurance agency and the Bureau of Transit Services to be located in the near future in present office buildings in the downtown area.
---	---

The Alderman stated the City had been informed that Government office requirements in the downtown area would be relatively modest. He therefore suggested the Mayor enquire of the Government authorities whether there has been a change in plans and whether there are any modifications being planned to the Government's building needs previously given to the City for its employees in the downtown area.

The Mayor advised this would be discussed at the meeting to be held with Government authorities regarding their development plans involving Blocks 51/61/71.

<u>Alderman Linnell Blocks 51/61/71</u>	enquired when the meeting would take place between the City and Government authorities respecting the Government's plans for development on Blocks 51/61/71.
---	--

The Mayor advised he was pursuing the matter.



ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Harcourt -  
Columbia/Quebec  
Connector

advised he had received representations from groups in the Chinatown area with respect to the effect of the construction of the Columbia/Quebec Connector on certain parts of the Chinatown area. The Alderman felt, therefore, that it was important a full discussion be held with such representatives in respect of this Connector.

The Mayor advised the City Clerk has received a letter from a Chinatown group expressing their concern on the matter and will be reported on to Council.

It was agreed that when this report is received by Council a delegation be heard from the organization.

Alderman Volrich -  
Senior Citizens'Housing

referred to communication from the Lions International expressing their concern in respect of proposal to erect senior citizens' housing as sponsored by the Vancouver Chinatown Lions Club in the Chinatown area and failure to obtain answers to enquiries made for information from the City on the matter.

The Alderman felt every effort should be made to assist this group and was advised by the Mayor that the City Clerk has received a letter from the Lions International on the matter and it will be the subject of a report to Council.

Alderman Harcourt stated he had requested the Deputy Director of Planning and Civic Development to report on the question to the Housing Committee.

Alderman Pendakur -  
Students Visiting the  
Council Meetings

referred to visits to Council meetings from various student bodies and it did not appear that helpful information was available to them.

The City Clerk reported that in the case of such visits the students are given an historical resume of the City as well as a memorandum of information in respect of the Council procedure.

The City Clerk agreed to furnish a copy of this information to Alderman Pendakur.

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The Council recessed at 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, recessed to reconvene at 7:30 p.m. in open session in the Council Chamber.

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Regular Council, May 8, 1973 . . . . . 18

The Council reconvened in the Council Chamber at approximately 7:30 p.m., Deputy Mayor Alderman Rankin in the Chair and the following members present:

PRESENT: Deputy Mayor Alderman Rankin  
Aldermen Bowers, Gibson, Harcourt,  
Hardwick, Linnell, Marzari,  
Massey, Pendakur and Volrich.

ABSENT: Mayor Phillips (On Civic Business)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

1. Addition to Telephone Exchange  
Building - 755 East 49th Avenue

Consideration was given to the report of the Deputy Director of Planning under date of April 11, 1973 on Development Permit Application No. 61036 for additions to the B.C. Telephone Company Exchange at 755 East 49th Avenue. In the report it is noted the Technical Planning Board and the Vancouver City Planning Commission are prepared to approve the Development Permit Application subject to certain conditions but the question is referred to Council. Also in the report it is noted that Mr. R.C. Worthington of 6485 Prince Albert Street submitted a letter objecting to the proposed development.

The Council heard delegations as follows:

- |  |   |   |
|--|---|---|
| Mr. R.C. Worthington   | - | Objecting on the grounds of the height of the proposed additions and the effect on his back yard area.  |
| Mr. A.L. Medley  | - | A neighbour of Mr. Worthington, also objected and made particular reference to the traffic congestion in the lane caused by Telephone Company vehicles.   |
| Mr. R. Bouwman,<br>Counsel for the B.C.<br>Telephone Company | - | Reported in support of the application giving the position of the Telephone Company and filed a short brief. He advised instructions have been issued that telephone vehicles are not to be parked in the lane, however, to change the design of the additions would be a large expense to the Company. |

Moved by Ald. Hardwick,

THAT this application be referred back to the Deputy Director of Planning for further report after having the design reviewed based on providing the same level of light angles to the properties across the lane as would be expected for a single family dwelling area;

FURTHER THAT the parking problem in the lane at this location be investigated.

- CARRIED UNANIMOUSLY.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

2. Kerrisdale Beautification Project -  
Sidewalk Projections

On April 17, 1973 the Council adopted recommendations contained in the report by the Planning and Engineering Departments with respect to beautification in the Kerrisdale Shopping Area. At that time, there was submitted for Council consideration the matter of three sidewalk widenings as follows:

"one on each side of 41st Avenue at Yew Street and one on the south side midway between Yew Street and West Boulevard coinciding with the wide sidewalk in front of the ex-post office."

At that time it was advised the City Engineer recommends against these projections from a traffic and community environmental standpoint, it being pointed out particularly that the result would be to reduce the pavement width in this block to only one traffic lane in each direction.

A representative from the Kerrisdale & District Commercial Association appeared in support of the projections proposal.

MOVED by Ald. Hardwick,  
THAT these requested sidewalk projections be not approved.

- CARRIED.

(Aldermen Linnell, Marzari, Pendakur and Volrich voted against the motion).

3. 1973 Cultural Grants

On April 17, 1973 Council received a report from its Cultural Advisory Committee recommending grants totalling \$308,435 and detailing allocations in this regard. The Council, at that time, set the total allocation at \$243,000 for this purpose and instructed the Committee to recommend the distribution of this sum.

By further report dated April 24, 1973 the Cultural Advisory Committee recommended all necessary cuts from its original recommendations be taken from the grants of the following organizations, and in this regard reduced grants were so recommended:

- Vancouver Art Gallery
- Vancouver Symphony Society
- Playhouse Theatre Company
- Vancouver Opera Association

The Council heard delegations as follows in support of their grant requests:

- |   |                                   |
|---|-----------------------------------|
| Vancouver Symphony Society                |                                   |
| Vancouver Opera Association               | - brief dated April 3, 1973.      |
| Vancouver Art Gallery                     | - letter dated May 3/73           |
| Vancouver Society of Early Music          |                                   |
| Vancouver City Hall Choristers            | - Financial statement submitted.  |
| Metropolitan Co-operative Theatre Society | - Brief filed dated May 8, 1973   |
| Metro Communities Council                 |                                   |
| Ballet Horizons Society                   |                                   |
| Playhouse Theatre Company                 |                                   |
| Anna Wyman Ballet                         |                                   |
| City Stage                                | - Letter filed dated May 8, 1973. |

Regular Council, May 8, 1973 . . . . . 20.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

Prior to hearing the foregoing delegations the Council heard a representative of the Cultural Advisory Committee in support of their latest submission on Cultural Grants.

After hearing the aforementioned submissions, the Council took action on the various grants as follows:

<u>ORGANIZATION</u>	<u>COUNCIL ACTION</u>	<u>SPECIAL CONDITIONS</u>
Vancouver Symphony Society	MOVED by Ald. Bowers, SECONDED by Ald. Volrich, THAT a grant of \$46,000 be approved. - CARRIED UNANIMOUSLY.	
Vancouver Opera Association	MOVED by Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of \$15,000 be approved. - CARRIED UNANIMOUSLY.	
Vancouver Art Gallery	MOVED by Ald. Pendakur, SECONDED by Ald. Volrich, THAT a grant of \$119,159 be approved. - CARRIED UNANIMOUSLY.	
Vancouver Society of Early Music	MOVED by Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of \$1,500 be approved. - CARRIED UNANIMOUSLY.	
Vancouver City Hall Choristers	MOVED by Ald. Bowers, SECONDED by Ald. Volrich, THAT a grant of \$350 be approved. - CARRIED UNANIMOUSLY.	
Metropolitan Co-operative Theatre Society	MOVED by Ald. Hardwick, SECONDED by Ald. Pendakur, THAT a grant of \$3,327 be approved. - CARRIED UNANIMOUSLY.	To be applied against taxes.
Metro Communities Council	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT no action be taken on this application (NOT PUT)  MOVED in amendment by Ald. Linnell, SECONDED by Ald. Harcourt, THAT a grant of \$1,500 be approved. - LOST. (Not having received the required majority).	

(Aldermen Bowers, Gibson, Marzari,  
Massey and Pendakur voted against  
the motion).

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

<u>ORGANIZATION</u>	<u>COUNCIL ACTION</u>	<u>SPECIAL CONDITIONS</u>
Ballet Horizons Society	MOVED by Ald. Pendakur, SECONDED by Ald. Harcourt, THAT a grant be not approved. - CARRIED UNANIMOUSLY.	
Playhouse Theatre Company	MOVED by Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of \$30,000 be approved. - CARRIED UNANIMOUSLY.	
Anna Wyman Ballet	MOVED by Ald. Pendakur, SECONDED by Ald. Bowers, THAT a grant be not approved. MOVED in Amendment by Ald. Marzari, SECONDED by Ald. Gibson, THAT a grant of \$7,500 be approved on a matching basis with a Canada Council grant. - LOST. (Not having received the required majority). (Aldermen Bowers, Harcourt, Hardwick, Linnell, Pendakur, Deputy Mayor Rankin, and Alderman Volrich voted against the motion)  The motion by Aldermen Pendakur and Bowers was put and - CARRIED UNANIMOUSLY.	
City Stage	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of \$5,000 be approved. - CARRIED.  (Alderman Hardwick voted against the motion).	

- - - - -  
Prior to taking the foregoing action a motion was submitted by  
Alderman Gibson, Seconded by Alderman Massey as follows:

THAT the Council grant approximately 10% of the funds actually  
raised in 1972 by the cultural organizations under consideration;  
the Cultural Advisory Committee to be charged with the responsibility  
for this distribution and to report back to Council at the end of 1973  
on the free performances given by such organizations for school children  
and senior citizens.

- LOST.

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Pendakur,  
Deputy Mayor Rankin and Alderman Volrich voted against  
the motion).

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

In respect of grants to various organizations mentioned in the Cultural Advisory Committee's report, but not the subject of appeal, the Council took action as follows:

<u>ORGANIZATION</u>	<u>COUNCIL ACTION</u>	<u>SPECIAL CONDITIONS</u>
* Community Music School	\$ 8,500	
	less CAP 2,500	
	<u>\$ 6,000</u>	
Kiwanis Music Festival	400	Approval of these grants was on motion by Aldermen Bowers and Pendakur.
Junior Symphony	135	
Vancouver Chamber Choir	500	
Gallery Singers	125	
		- CARRIED UNANIMOUSLY.
*(Community Music School	5,000	
	less CAP 2,500	
	<u>2,500</u>	)-For low income area programs.
	3,500	
	<u>6,000</u>	)-For bursaries.)
Metro Auditions	MOVED by Ald. Bowers, SECONDED by Ald. Linnell, THAT a grant of \$130 be approved. - CARRIED UNANIMOUSLY.	In lieu of Playhouse theatre rental.
Theatre in the Park	MOVED by Ald. Linnell, SECONDED by Ald. Hardwick, THAT a grant of \$1,000 be approved. (NOT PUT)	
	MOVED in Amendment By Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of \$2,500 be approved. - CARRIED.	
	(Aldermen Hardwick and Linnell voted against the motion).	
	(The amendment having carried, the motion of Aldermen Linnel and Hardwick was not put.)	
Arts Club	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of \$5,000 be approved. - CARRIED UNANIMOUSLY.	For presentation of free Shakespearean production in Stanley Park.
Breadbakers Puppets	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of \$2,400 be approved. - CARRIED UNANIMOUSLY.	Funds to only be disbursed on advice of the Cttee when the Theatre established as a Society with an accounting system satisfactory to the Committee.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

<u>ORGANIZATION</u>	<u>COUNCIL ACTION</u>	<u>SPECIAL CONDITIONS</u>
Native Daughters	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of \$600 be approved. - CARRIED UNANIMOUSLY.	
Vancouver East Cultural Centre	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant in the following amounts be approved. Management (Incl. staffing) } \$13,500 less CAP grant if } received. } Renovations 7,950 } - CARRIED. }	- Application to be submitted for \$5,00 CAP grant. -(B.C. Cultural Grant of \$13,500 has been approved.)
	(Alderman Hardwick voted against the motion).	
Sculptors Society John Oliver Choir	MOVED by Ald. Hardwick, SECONDED by Ald. Bowers, THAT, pursuant to recom- mendations of the Cultural Advisory Committee, no grants be approved for these groups. - CARRIED UNANIMOUSLY.	

- - - - -

MOVED by Ald. Bowers,  
SECONDED by Ald. Pendakur,  
THAT the increase over budget allocation for cultural grants  
resulting from the action of Council taken this day, be approved and  
taken from the Contingency Reserve Account.  
- CARRIED UNANIMOUSLY.

- - - - -

MOVED by Ald. Pendakur,  
SECONDED by Ald. Hardwick,  
THAT the communication from the Community Arts Council under  
date of May 7, 1973 commenting on cultural grants, be received for  
information.  
- CARRIED UNANIMOUSLY.

- - - - -

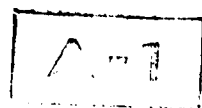
During the consideration of grants, a short recess was  
observed.  
The Council adjourned at approximately 11:20 p.m.

The foregoing are Minutes of the Regular Council meeting  
of May 8, 1973, adopted on May 15, 1973.

A. Phillips  
MAYOR

R. H. Hays  
CITY CLERK





May 4, 1973

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of the South Side of Powell Street, West of Dunlevy Street, North 7 Feet of Lot 8, Block 55, D.L. 196, Plan 196

"The north 7 feet of Lot 8, Block 55, D.L. 196 was established for highway when Powell Street was to be widened to 80 feet. The building line which was on Powell Street has been released and the street is to remain 66 feet in width in this area. The north 7 feet of Lot 8 is now surplus to our highway requirements and the abutting owner has made application to acquire the strip and have it added to his property.

I RECOMMEND that the north 7 feet of Lot 8, Block 55, D.L. 196 be closed, stopped up and conveyed to the abutting owner for the consolidation of the strip with the remainder of Lot 8. The value of the 7 foot strip to be \$875.00 in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Portion of the Lane North of 27th Avenue, East of Glen Drive, The North 20 Feet of Lot 7, Subdivision 'C' & 'D', Block 19, D.L.'s 391 and 392, Plan 380

"The north 20 feet of Lot 7, Subdivision 'C' & 'D', Block 19, D.L.'s 391 and 392 was established for lane purposes many years ago for a future lane north of 27th Avenue, East of Glen Drive. Subsequently by resubdivision, a 20 foot lane has been dedicated and developed at the rear of the lots facing 27th Avenue easterly from Glen Drive. This new lane makes the north 20 feet of Lot 7 surplus to the City's highway requirements. The abutting owner has made application to acquire this 20 foot strip.

I RECOMMEND that the north 20 feet of Lot 7, Subdivision 'C' and 'D', Block 19, D.L.'s 391 and 392 to be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

- (a) The value of the strip to be set at \$150.00 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The 20 foot strip and the remainder of the lot be consolidated to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

3. Installation of Water Main, Laurel Street, South of S.W. Marine Drive, 1972 Capital Budget

"Laurel Street from S.W. Marine Drive to B.C. Hydro Right-of-Way is scheduled for paving in 1973. The existing 8" C.I. water main which was laid in 1926 is shallow and must be replaced prior to paving. The estimated cost of this work is \$8,000.

I RECOMMEND that the water main on Laurel Street be replaced and that \$8,000 be appropriated for this work from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated', Account No. 128/7902. "

Your Board RECOMMENDS that the foregoing be approved.

4. Water Main Installation - 1972 Capital Budget

"The following water main is leaking badly. It has reached the end of its economic life and should be replaced.

WATER MAIN PROJECT 216

<u>Avenue</u>	<u>From</u>	<u>To</u>
14th Avenue	Discovery Street	Camosun Street

The estimated cost of Project 216 is \$21,000.

I RECOMMEND that the water main be replaced on the above mentioned street and that \$21,000 be appropriated for this work from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated' Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

5. Proposed Decorative Planters Fronting 3346, 3354, 3356, 3364 Cambie Street

" Mrs. Leslie Westlake, owner of 3346 Cambie Street, and also acting for others, has applied to install 4 decorative planter tubs adjacent to the curb at 3346 to 3366 Cambie Street.

I RECOMMEND:

- (a) Permission be granted subject to the Encroachment By-law.
- (b) The annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

6. Pollution of Still Creek - Survey

The City Engineer, Director of Permits and Licenses, and Medical Health Officer report as follows:

"Still Creek drains a large area of land lying in Burnaby and Vancouver. It enters Vancouver from Burnaby slightly north of Kingsway, and then reenters Burnaby north of Eleventh Avenue. (See attached plan of drainage area.) This area is now serviced by storm and sanitary sewers, with the storm sewers discharging into Still Creek. Still Creek is a major drainage facility and, as such, is the responsibility of the Regional District. However, the storm system discharging into Still Creek is the responsibility of the City.

Samples taken in Still Creek show a relatively high coliform count, and the Municipality of Burnaby has expressed concern over contamination of Burnaby Lake. A limited amount of sampling has been carried out over the past 12 months on the waters of Still Creek to determine the degree and location of contamination. (There is a substantial pollution load already in the Creek where it enters Vancouver from Burnaby.) Together with this, the City Engineering Department has investigated the storm system to locate and eliminate any direct sanitary connections. Unfortunately, these remedial works have made no appreciable reduction in the coliform counts found in the storm water. Civic officials have concluded that a more comprehensive sampling and testing program should be undertaken with a view to pinpointing sources of contamination.

This sampling program would examine the contamination which may result from street washings and drainage itself, and permit identification of exchange flows between sanitary and storm sewers on private property and any deficiencies in the City's system. With the information gathered through this sampling program, action to correct major sources of pollution would be possible.

Board of Administration . . . May 4, 1973 . . . (WORKS) . . 3

Clause 6 con't

Civic officials believe that a useful 12-month survey could be obtained of (1) storm water at various points in the system and (2) surface water in the Still Creek Drainage Area. Bacteriological examination of this water, combined with readings of water flow and weather data, would permit estimation of:

- (a) the actual pollution load in Still Creek;
- (b) the relative contribution of surface water to this load as compared with pollution from leakages between storm and sanitary systems, misconnections, etc.
- (c) the relative contamination from animal sources from land drainage as compared to human sources from the dwellings in the catchment area of Still Creek.

As noted previously, Still Creek itself is the responsibility of the Greater Vancouver Regional District. The Chief Engineer of the Regional District has participated in discussions leading to the above proposal and agrees that this would be a useful step to undertake. The study can be most effectively carried out jointly by the Greater Vancouver Regional District and the City's Engineering, Permits and Licenses, and Health Departments since all are involved in the problem. The division of responsibilities would be as follows:

- (a) The Health Department, Engineering Department and the Greater Vancouver Regional District to arrange a program of simultaneous sampling of several points in the storm sewer network and analysis of the samples to pinpoint locations of contamination.

It is estimated that the above investigations will cost approximately \$25,000. This sum will permit a sampling program by 2 men, 3 days per week, a full-time lab person and necessary lab supplies, and data analysis. The analytical work would be done by the Provincial Public Health Laboratory. A preliminary cost breakdown is provided in the attachment.

- (b) Depending upon the results of the sampling program, the Permits and Licenses and Engineering Departments to undertake a testing program on sewer connections on private property to determine whether "leaky" sanitary sewer connections are a substantial source of contamination in the Still Creek area. A limited program of testing can be carried out by existing staff, but additional funds will be required if the sampling program shows a need for extensive testing. A further report to Council will be prepared if this is indicated.
- (c) The Greater Vancouver Regional District to consider possibilities for aeration or other treatment of Still Creek to reduce the pollution load entering Burnaby Lake on an interim basis.

The City Engineer, Medical Health Officer and Director of Permits and Licenses RECOMMEND that:

- (1) Council request the Greater Vancouver Regional District to carry out, jointly with Civic staff, a sampling and analysis program on Still Creek waters as outlined above, at a cost of \$25,000 at Regional District expense;

Con't . . .

Board of Administration . . . .May 4, 1973 . . . .(WORKS) . . 4  
Clause 6 con't

- (2) Council approve participation of City staff in the above study;
- (3) Council authorize the Engineering and Permits and Licenses Departments to carry out limited testing of sewer connections to determine whether they are a source of contamination in Still Creek.
- (4) That a copy of this report be forwarded to the District Municipality of Burnaby for their information.

Your Board RECOMMENDS that the foregoing be approved.

A-6
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Board of Administration, May 4, 1973 . . . . (FIRE & TRAFFIC - 1)

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. FIRE PROTECTION ON BURRARD INLET WATERFRONT

The City Engineer and Fire Chief report as follows:

"A report on the Level of Land Based Fire Protection and on improvements desired was considered by Council on February 22, 1972. The joint report by the Fire Chief and City Engineer recommended in summary:

- A) The Fireboat continue to be the major source of fire protection in operative areas of the waterfront.
- B) The City Engineer and Fire Chief carry out a study on locations of new railway crossings, new private property roads, and costs thereof.
- C) The City Engineer and Fire Chief carry out a study of related improvements to the City and private waterworks systems.

Parts B) and C) of the study will be affected by the waterfront studies which are under consideration by Council's Waterfront Committee. It is probable that private roadways between Main and Boundary Road will play a significant part in these studies. Accordingly, it is proposed that the study by the City Engineer and Fire Chief of improved access and waterworks for fire fighting purposes be deferred pending outcome of the studies by the Waterfront Committee."

Your Board submits the matter for Council's CONSIDERATION.

A-7

Board of Administration, May 4, 1973 . . . . . (FINANCE - 1)

## FINANCE MATTERS

### RECOMMENDATIONS

#### 1. Grant Equal to Taxes - Vancouver Neurological Centre

The Director of Finance reports as follows:

"The Vancouver Neurological Centre has written requesting consideration for tax relief on property adjacent to their building at 645 W. Broadway. The property is owned by the centre and is used for parking purposes. (Copies of the letter dated January 22, 1973 are circulated for Council information.)

In summary the Society in their letter state that:

1. The property is wholly owned by Incorporated Charitable Organizations.
2. The property is unimproved except as it pertains to a parking lot.
3. Principal parking use
  - staff
  - parents bringing handicapped children to the centre
  - nine stalls rented out commercially @ \$5 per month - \$540 annually.
4. The Society is willing to eliminate the rental property in order to obtain total exemption.

The following two areas are provided for Councils information while considering this request:

#### (A) Exemption from Taxation

The request has been reviewed with the Assessment Commissioner who advised that the City Charter (Sec. 396 (c) ) provides that property to be exempt from taxation must be "wholly in use for charitable purposes" which this at present is not so. In addition, the amount of exemption is determined by the Assessment Commissioner under Section 397 (1) which reads in part:

'The exemptions provided for under clause (c) of Section 396 shall extend to so much real property as is reasonably necessary for the purposes of the institution, hospital, or religious organization, and no further,'

the fact that the Society is able to rent out a portion of the parking area at present would be taken into consideration if the commercial rental was eliminated and total exemption requested.

It is noted that the Director of Planning advises that there is no development permit on file to use the property in question for a parking lot (public). Details - Lot Size 50' x 117' - 1972 taxes \$1,126.33.

#### (B) Grant Equal to Taxes

City Council under Sec. 206 (a) of the City Charter may give a Grant to any charitable organization, however, City Council has established a policy that Grants would be approved based on Demonstrated Financial Need of the Society not on the fact that an organization is required to pay City Taxes etc., (except in certain technical circumstances).

City Council, while dealing with the 1973 Grant Requests, approved \$7,000 to this Society as recommended in the report on Health, Welfare and Recreation Grants by the Director of Social Planning.

Cont'd.....

CLAUSE NO. 1 (continued)

RECOMMENDED

- (a) That the Society be informed that City Grants are based on "Demonstrated Financial Need" and not on the fact that City Taxes are levied.
- (b) That if the Society is to continue to operate a parking area then a development permit must be obtained through the Department of Planning & Civic Development.
- (c) That if the Society wishes to eliminate the commercial parking and obtain some exemption they should make a formal application to the Assessment Commissioner. It being noted that any exemption granted would not be effective until 1974."

Your Board RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Temporary Assignment - Computer Programmer

The Director of Planning & Civic Development reports as follows:

"Continuation of the work of compiling and analyzing data, which is essential in the planning programme, is contingent on the continued use by this Department of the services of a Computer Programmer.

On October 2, 1972, a position paper on the Information Program in the Advance Planning & Research Division was forwarded to the Director and on March 8, 1973 a memorandum was sent to Mr. R. L. Hawkins, Co-ordinator of Data Processing Division, listing the data on hand in the Department that must be processed in the computer to make it useful in the planning programmes. All of this attached information indicates the need for fulltime services of a Computer Programmer to be made available to the Planning Department. Data Processing Division, although aware of the need of this Department, is not able to supply the help that is needed and on this basis, among others, the Data Processing Division has submitted a request for additional programmers; the time of one to be devoted to urgent Planning Department work.

Only through use of Local Initiative Programme personnel has the Advance Planning & Research Division been able to continue to develop and make information available for planning studies. The Local Initiative Programme for this current year is to end on May 31st at which time Mr. Dale Troyer, now doing programming work, will be terminated. A great deal of time and money has been spent in training the present programmer for the work being done.

In order not to lose the investment we now have, it is requested that Mr. Dale Troyer be employed as a Programmer I for a period of six months beginning June 1, 1973 at a cost of \$5,425.00 including fringe benefits; this authorization to terminate when permanent arrangements have been made for programmer services to this Department through the City Data Processing Division if sooner than the requested period of employment. Mr. Hawkins is in accord with this method of providing programming services to this Department. No furniture is required for this temporary position.

The Comptroller of Accounts states that funds could be provided from the Contingency Reserve.

CLAUSE NO. 2 (continued)

The Municipal and Regional Employees Union concur with the recommendations contained in this report.

It is therefore recommended that Mr. Dale Troyer be employed as a Programmer I for a period of six months commencing June 1, 1973."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved, and that the matter of classification of this position be dealt with through the Board of Administration, according to Council policy.

INFORMATION

3. Block 52 Parking Garage

The City Engineer reports as follows:

"At a meeting of Council on April 3rd, 1973, an inquiry was raised regarding the revenue situation in the Block 52 (Pacific Centre) parking garage. This report is a reply to that request.

Since the opening of the department store on Block 52 in early February there has been a considerable increase in the parking garage utilization and related revenue. More specifically the revenue for this March was approximately \$48,000 and this compares with a total revenue of about \$13,000 for March 1972. However, the garage costs in March 1973 were approximately \$54,000 or \$6,000 greater than the derived revenue.

March 1973 was the first complete month when the Block 52 parking facility had the benefit of the parking activity generated by the department store. However, the overall parking situation has not yet been established in the garage. It is intended to keep this matter under review."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATIONS

4. Grant Request - 1973 National Wheelchair Games

The City Clerk reports as follows:

"A letter has been received from the National Wheelchair Games, 1973 Committee, advising that these Games will be held at the University of British Columbia Campus, June 3 - 9, 1973.

Approximately 250 wheelchair athletes from all the Canadian provinces will be competing in some twenty-nine different events. The budget for this event is some \$51,000. It is expected that some revenue will be derived from program sales and donations. Applications for financial assistance have been made to the B. C. Festival of Sports and the Kinsmen Rehabilitation Foundation of B.C., among others.

The National Wheelchair Games 1973 Association is requesting a grant of \$1,000 from the City of Vancouver towards the cost of this event."

Your Board submits the foregoing report for the CONSIDERATION of Council.

(Copy of letter and a brief history of wheelchair sports is attached for Council information)



Board of Administration, May 4, 1973 . . . . . (FINANCE - 4)

5. Grant - Festival of Forestry

The City Clerk reports as follows:

"A letter has been received from the Festival of Forestry requesting an annual grant of \$7,500.00.

City Council has taken the following action with this request in previous years:

1972 - \$3,500 approved  
1971 - \$3,500 approved  
1970 - \$3,500 approved  
1969 - \$3,500 approved

The Organization has stated that it has been financially supported by the Federal and Provincial Governments and private business in the past and will be seeking support from these sources again."

Your Board submits the foregoing for the CONSIDERATION of Council.

DELEGATION REQUEST - Festival of Forestry

6. National Council of the Metropolitan Opera: Grant Equal to Rental of The Queen Elizabeth Theatre

The City Clerk reports as follows:

"The National Council of the Metropolitan Opera, in a letter dated March 20, 1973, advises that The Western Canada Auditions will be held in The Queen Elizabeth Playhouse on Sunday, January 27, 1974.

The Organization is requesting a grant equal to the rental of the Theatre (\$130.00).

The Organization advises that all its expenses are paid by donated funds; judges, accompanists and other workers donate their services. The public is invited free of charge to the auditions.

Your Board notes that Council has approved a grant to this Organization in the full amount since 1964."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the letter from the National Council of the Metropolitan Opera are submitted to members of Council)

RECOMMENDATION

7. City Prosecutor's Department - Filing System

Your Board has received the following report from the Administrative Analyst:

"City Council, on December 9, 1972, approved the recommendations of a report dealing with the installation of an open-shelf filing system in the City Prosecutor's Department.

Board of Administration, May 4, 1973 . . . . . (FINANCE - 5)

CLAUSE NO. 7 (continued)

The recommendations of the report included establishment of one (1) Clerk-Stenographer III position, and two (2) Clerk-Typist I positions, for a period of three months, to undertake the work involved in the changeover.

The Clerk-Stenographer III commenced duty on January 22, 1973, and the two Clerk-Typists I commenced February 12, 1973. The three months period therefore concluded on April 22 and May 12, respectively.

At this date, over 20,000 index cards have been prepared, the main filing system has been placed in alphabetical order preparatory to changing the file covers and the "speedy trial" files have been indexed and placed in new file covers, a total of approximately 1,700 files.

The work remaining to be done includes refiling, bail estreatments (1,300 files), habitual criminal files (approximately 300), transfer items in and out of Province (approximately 1,200 files) and many hundreds of other files in filing cabinets and Shannon filing boxes.

It is estimated that there are at least 6,000 files to be examined and refiled. The work is proving to be much more voluminous and time consuming than originally anticipated.

To complete this work, it is recommended that the two positions of Clerk-Typist I be extended for a period of four and one half ( $4\frac{1}{2}$ ) months to September 30, and that the Clerk-Stenographer III position be extended for a period of eight and one half ( $8\frac{1}{2}$ ) months to December 31, 1973.

The estimated cost for the continuance of these positions is estimated at:

1 Clerk-Steno III	
P.G.13 (\$552-659)	
$8\frac{1}{2}$ months	\$4,692
2 Clerk-Typists I	
P.G.5 (\$408-470)	
$4\frac{1}{2}$ months	\$3,672
	\$8,364
Fringe Benefits 10%	836
	<u>\$9,200</u>

NOTES

1. The Comptroller of Accounts advises that if the recommendations of this report are adopted, the necessary funds can be provided from Contingency Reserve.
2. This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union and he concurs herein.

SUMMARY OF RECOMMENDATIONS

It is recommended that:

- A.. The temporary position of Clerk-Stenographer III be extended for a period of eight and one half ( $8\frac{1}{2}$ ) months to December 31, 1973.
- B. The two temporary positions of Clerk-Typist I be extended for a period of four and one half ( $4\frac{1}{2}$ ) months to September 30, 1973.
- C. The funds estimated at \$9,200.00 be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS adoption of the recommendations of the Administrative Analyst.

BOARD OF ADMINISTRATION, MAY 4, 1973.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. BRITANNIA COMMUNITY SERVICES CENTRE  
1537 Parker Street  
EXPROPRIATION

The Supervisor of Property and Insurance reports as follows:

"City Council, in consort with the Federal and Provincial Government, and in accordance with agreements dated February 25th, 1972, and March 15th, 1972, respectively, embarked on a program of property acquisition to facilitate construction of the Britannia Community Services Centre. Lot 19, Block 24, D.L. 264A, 1537 Parker Street is included in the acquisition program.

The premises comprise a 1½ storey frame dwelling with a main floor area of 1,009 square feet with basement, erected in 1910 on a site 33' x 122', zoned RM-3, Multiple Dwelling District. This house contains seven rooms plus pantry, and has been converted to contain one two-bedroom dwelling unit and one sleeping unit on the main floor and three sleeping units on the second floor. There are six plumbing fixtures, patent shingle roof and exterior stone set foundation and poor concrete basement floor. The heat is supplied by a new gas-fired hot air furnace.

The owners' were notified of the City's intentions by letter dated August 18th, 1972 and negotiations have continued with the owners and the owners' solicitor, Peter D. O'Brian, since that date, however, agreement as to price has not been forthcoming. Further, as the owners have indicated their desire to spend large sums of money in renovation and modernization on this property, the City Solicitor has confirmed that expropriation proceedings should be taken to protect the City's interest.

RECOMMENDED:

- (a) That as the City has failed to come to an agreement with the owners, the Corporation Counsel be authorized to expropriate the above property in accordance with the Resolution for that purpose submitted under "Motions".
- (b) That Mr. R. S. Thorpe be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.
- (c) That the City's offer of \$25,500.00 be confirmed."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, MAY 4, 1973.....(PROPERTIES - 2)

RECOMMENDATION

2. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE  
1068 to 1072 McLEAN Drive  
Lot 9, Block 26, District Lot 264A

The Supervisor of Property & Insurance reports as follows:

"The above property legally described as Lot 9, Block 26, D.L. 264A, and known as 1068 to 72 McLean Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey frame dwelling with a main floor area of approximately 864 sq.ft., erected in 1910 on a site 33' x 83', zoned RM-3. The dwelling contains 12 rooms, 13 plumbing fixtures, patent shingle roof, siding and stucco exterior, full concrete basement and is heated with an oil fired hot air furnace. This dwelling is in fair condition for age and type. The dwelling has three self-contained suites. The owner occupies the four rooms in the basement; the suite on the main floor is occupied by a tenant and the second floor suite is vacant.

Following negotiations, the owner has agreed to sell for the sum of \$29,500.00 as of May 31, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The owner will continue occupancy of the premises, rent free, until August 31, 1973 at which time it is proposed to demolish the dwelling.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$29,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing report of the Supervisor of Property & Insurance be adopted.

3. ACQUISITION FOR REPLOTING S.E. SECTOR  
E½ of Lot 4 except portion now highway of  
Block "A" of Lots 1 to 4 and 21 to 24,  
Block 10, D.L.'s 330 and 331  
3252 S.W. Marine Drive

The Supervisor of Property and Insurance reports as follows:

E½ of Lot 4 except portion now highway of Block "A" of Lots 1 to 4 and 21 to 24, Block 10, D.L.'s 330 and 331, has been offered for sale to the City by the owners. This property is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968.

These premises comprise a single storey frame dwelling plus a full basement with a main floor area of 960 sq. ft., erected in 1924 on a lot 37.17' x 115.3'±, zoned R.T.-2. The dwelling contains 5 rooms on the main floor, 2 room suite in the basement, 8 plumbing fixtures, has a patent shingle roof, patent shingles on exterior walls and concrete foundation. Heat is supplied by an automatic gas-fired furnace. This dwelling is in fair condition for age and type.

Following negotiations with the owners' representative, they are prepared to sell for the sum of \$21,500.00 as of May 16th, 1973, subject to the owners retaining rent-free possession until June 30th, 1973. This price is considered to be fair and equitable and represents market value in the area. It is proposed to demolish the dwelling when vacant.

BOARD OF ADMINISTRATION, MAY 4, 1973.....(PROPERTIES - 3)

Clause 3 Continued

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$21,500.00 on the foregoing basis, chargeable to Code #4906/270."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY  
SERVICES CENTRE SITE  
1175 - 85 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

" Sub. C & D of Lots 4 - 6 inclusive, Block 40, D.L. 264A, known as 1175 - 85 Woodland Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-storey and basement frame (side by side) duplex dwelling with a main floor area of approximately 1,634 sq. ft., erected in 1930 on a site 90' x 61.66', zoned RM-3. Each unit contains 4 rooms, 5 plumbing fixtures, a basement garage, and is heated by a gas-fired hot air furnace. The exterior is finished with cedar siding and the roof is of patent shingle. This dwelling has been well maintained and is in better than average condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of \$35,700.00 as of May 31, 1973, inclusive of all consideration.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$35,700.00 on the foregoing basis, chargeable to Code #5830/427. "

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

5. Sale of City-owned Land, S/W Corner  
of 49th Avenue & Boundary Road.  
Proposed B.C. Hydro Substation Site

The Supervisor of Property & Insurance reports as follows:-

" On May 31st, 1968, City Council approved the overall concept plan for the South-east Sector, now known as Champlain Heights, which plan included proposed conditions for the sale and development of a B. C. Hydro Substation Site at the S.W. corner of 49th Avenue and Boundary Road. The said proposed conditions of sale to B. C. Hydro were as follows:-

- (a) An agreement shall be entered into with the City that B. C. Hydro will purchase all remaining private lands within the proposed site.
- (b) Submission of a scheme of development satisfactory to the Technical Planning Board, which scheme of development will include a suitable timing for the removal of existing buildings.

Clause 5 Continued

B. C. Hydro have now acquired the privately-owned lands and the preliminary development proposal drawings submitted by the Authority to the Planning Department have been judged acceptable in design.

The substation site, as it will be finally constituted, will contain 6.10 acres of Hydro-owned land, and the respective holdings are illustrated by attached plan, marginally numbered LD 1271. City lands comprise Lot 99, D.L. 339 (4.56 acres), plus portions of adjacent streets and lanes, (0.72 acres), yet to be closed. Hydro lands comprise Lots 20 to 29 inclusive, Block 2, N.  $\frac{1}{2}$  of S.E.  $\frac{1}{4}$  D.L. 339, on which are located 8 frame dwellings occupied by tenants. While no firm date has been established for erection of the new substation, it is understood that B. C. Hydro intends to proceed with development within a period of 7 to 12 years.

In accordance with previous Council's instruction, negotiations for the sale of the property to B. C. Hydro as opposed to lease considerations, were concluded in the latter part of last year. This report was delayed in being presented to Council in as much as it was first necessary for the Planning Department to review the proposed form of development; this has now been done. In view of our negotiating commitments, and the fact that the site will provide an essential utility and service to the community, it was felt that this matter should be put before Council on the basis of the sale.

B. C. Hydro have agreed to purchase the aforesaid City lands for the total sum of \$459,994.00 in two stages as follows:-

- (a) Lot 99, D.L. 339, Plan 14104, N.W.D. (4.56 acres) to be sold for the sum of \$397,268.00, plus proportion of 1973 taxes as if levied and registration fees, the date of sale to coincide with the date of Council's approval herein;
- (b) The remaining 0.72 acres of City land, comprising adjacent portions of streets which are eventually to be closed, to be sold for the sum of \$62,726.00, plus registration fees, subject to the following conditions:-
  - (1) The date of sale to coincide with the date of approval of a development permit for the new substation;
  - (2) All lands to be consolidated into one parcel to form a site comprising an area of 6.10 acres as per plan marginally-numbered LF 4946;
  - (3) The City to prepare all necessary plans and B. C. Hydro to pay \$200.00 towards the cost thereof.
- (c) Upon acceptance of all terms by both parties, this transaction to be formalized by an agreement satisfactory to the Corporation Counsel.

**RECOMMENDED**

that the Supervisor of Property and Insurance be authorized to complete the sale of the above lands to British Columbia Hydro and Power Authority for the total sum of \$459,994.00 on the foregoing terms."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, MAY 4, 1973.....(PROPERTIES - 5)

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1642 Parker St. & 1652-56 Parker St., Lot H, Blk. 28, D.L. 264A & Lots 9 & 10, Blk. 28, D.L. 264A	Britannia Community Services Centre	J. Olar	\$1,175.00	5830/428
1104 Cotton Drive Lot A of Lots 1 & 2, Blk. 28, D.L. 264A	Britannia Community Services Centre	John Bulych	\$ 490.00	5830/428
1623 & 1629 Parker Street, Lots 20 & 21, Block 23, D.L. 264A	Britannia Community Services Centre	Paul Bulych	\$1,295.00	5830/428
1016 McLean Drive Lot 14, Block 26, D.L. 264A	Britannia Community Services Centre	Able Demo- lition Contractors Ltd.	\$ 500.00	5830/428
1631 Napier Street Lot 8 ex. E 5', Block 28, D.L. 264A	Britannia Community Services Centre	George Muys	\$ 475.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

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DEPARTMENT REPORT, MAY 4, 1973 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. V. & L.I. Railway False Creek (South Shore)  
Bridge Crossing Oak Street North of 6th Avenue

The City Engineer reports as follows:

"The above railway crossing of Oak Street has been in existence for many years but there is no record that it has been approved by the Railway Transport Committee. It is proposed to use this crossing as a public crossing to provide access to the False Creek Orientation area but to do this the City must seek permission from the Railway Transport Committee.

I RECOMMEND that Corporation Counsel be instructed to make the requisite application to the Railway Transport Committee."



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

A meeting of the Standing Committee of Council on Civic Development was held in No. 1 Committee Room at 1:30 p.m. on April 19, 1973.

PRESENT: Alderman Hardwick (Chairman)  
Mayor A. Phillips  
Alderman Bowers  
Alderman Massey

ABSENT: Alderman Pendakur

COMMITTEE  
CLERK: M. James

INFORMATION

VANCOUVER OUTSIDE DOWNTOWN

Previously your Civic Development Committee has received from the various departments, "working papers" on the development of policy goals and guidelines in the areas of downtown development, West End development, transportation and traffic. The Committee, through its reports, has informed Council of actions taken.

As part of the overall policy development programme, the Committee this day received from the Director of Planning and Civic Development a policy discussion paper prepared by the Advanced Planning and Research Division covering policy development for Vancouver outside the downtown area. This paper listed 9 goals, 8 constraints, 4 'other choices', 3 options and 6 indications of how the application of the options would affect some City problems. It was noted at the meeting, that the document was a working document and should not be construed as any firm statement of either this Committee or the City of Vancouver.

The Committee went through the working document, which is on file with the City Clerk, and in detail reviewed and commented on the various items outlined above. The Committee offered comment on alteration in format and discription, and questioned for clarity the written material.

This working paper was submitted to the Committee for guidance back to the Planning Department on the ultimate format of a public document which would be distributed throughout the City to develop comment and response for further policy determination.

The Committee in discussing the report, indicated that it was the Committee's concern that the report be as readily understood by all of the citizens as possible and that it be produced in a form to develop discussion and comment without, by implication, limiting or channelling such discussion and comment.

The Committee,

RESOLVED:

THAT the working paper be received and the Director of Planning edit the working paper in accordance with the comment and discussion here today and prepare the policy discussion paper in final format for distribution.

The meeting adjourned at approximately 2:40 p.m.